SOLICITATION FOR OFFERS

Environmental Provisions

AS AMENDED OCTOBER 2, 2003

Amendments in Italics

THE GENERAL SERVICES ADMINISTRATION

FOR

US ENVIRONMENTAL PROTECTION AGENCY

IN

ARLINGTON, VIRGINIA

NAME: Daryl N. Jackson

TITLE: Contracting Officer

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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1.0 SUMMARY

1.1 AMOUNT AND TYPE OF SPACE (SEP 2000)

A. The General Services Administration (GSA) is interested in leasing a maximum of 322,379 rentable square feet of space. The rentable space shall yield a minimum of 258,600 ANSI/BOMA Office Area (previously Usable) square feet to a maximum of 268,600 ANSI/BOMA Office Area square feet, available for use by tenant for personnel, furnishings, and equipment. The space requirement may be satisfied in 1 or 2 buildings. If the space is in more than 1 building, buildings must be immediately adjacent and connected via pedestrian access. Refer to the "ANSI/BOMA Office Area Square Feet" paragraph in the MISCELLANEOUS section of this Solicitation for Offers (SFO). In addition, the Government requires 17 inside parking spaces to be included in the lease.

B. Optional Space: The successful offeror shall provide the Government with an option to lease an additional 100,000 rentable rentable square feet of space under this lease or another lease. The rentable space shall yield a minimum of 80,000 ANSI/BOMA Office Area (previously Usable) square feet to a maximum of 85,000 ANSI/BOMA Office Area square feet, available for use by tenant for personnel, furnishings, and equipment. This optional space may be located in a 2nd building if the initial requirement was addressed in 1 building. The option shall be available to the Government up to 180 calendar days from the lease execution for the 322,278 rentable square feet. The option shall be priced and evaluated as part of the total offer herein. The option space shall be available for Government occupancy by Spring 2006.

F. Building to Reflect Environmental Best Practices: Offerors shall design, build and operate a safe, reliable, and cost-competitive facility that reflects, to the maximum extent possible within the requirements of this Solicitation for Offers, environmental commitments having a positive impact on the communities where it is located. The design should consider the following concepts during the design, construction and operation of this facility:

Energy Conservation, via careful consideration of building siting to optimize passive solar design approaches, energy efficient building shell design, smart glazing, efficient mechanical systems, minimizing waste energy and recapturing waste energy streams, use of solar power and other renewable or innovative energy sources, Energy Star™ lighting/equipment/rating, advanced building, mechanical and energy control systems, energy conscious building maintenance and operation, etc.

Water Conservation, via use of low flow plumbing fixtures, water conserving mechanical system designs, landscape design using native species, harvested rain water system or drip irrigation systems and site design to minimize storm water runoff.

Resource Conservation, via the proper selection of materials with post-consumer recycled content or above average recycled content, preference for materials that are manufactured, packaged, or transported in a way that reduces energy or material expenditures, construction period recycling and waste minimization, and designing, building, and operating the building to accommodate EPA's active recycling program.

Indoor Air Quality, via careful placement of exhaust and air intakes in relative positions that protect intake air supply from cross contamination and security vulnerability; prevention of radon infiltration; protection from contamination of the HVAC system during construction; the use of low VOC interior adhesives, paints, sealants and caulks; construction period installation sequencing; emphasis on non-pesticide methods of pest control, and, when pesticide use is necessary, use of the least hazardous materials, most precise application technique, and minimum amount of pesticide necessary to achieve control; no use of lead or asbestos or asbestos containing materials, use of environmentally preferable janitorial and cleaning products during the buildings' operating life.

Other Environmental Factors, such as protection of the ozone layer through the avoidance of CFCs and HCFC's as refrigerants and blowing agents for insulation; protection of endangered ecosystems and support of sustainable forestry practices by avoiding use of endangered rain forest species and obtaining products from certified sustainable sources, use of non-leaded paints, and provision of plumbing systems that prevent elevated lead levels in water. Consider partnerships with local utilities and energy saving companies to assist in financing low emissions, low operating cost mechanical systems.

1.3 LOCATION: INSIDE CITY CENTER (SEP 2000)

A. CITY CENTER NEIGHBORHOOD:

2. *Parking*.

a. The tenant requires seventeen (17) inside parking spaces/contracts to be included in the lease. On-site parking shall be available at a ratio of 1.5 space for every 1000 rentable square feet of Government-demised area. Where possible, the amount of surface parking should be minimized in order to reduce the total amount of impervious cover and runoff.

1.4 UNIQUE REQUIREMENTS

C. The offered space shall be located within 6 blocks or 1 mile, whichever is less, of regularly scheduled public transportation at the time of the Government's occupancy.

1.5 LEASE TERM (SEP 2000)

The lease term is for ten (10) years firm.

1.6 OFFER DUE DATE

Offers are no later than 3:00 p.m. on August 13, 2003 and shall remain open until award.

1.7 OCCUPANCY DATE (SEP 2000)

Occupancy is required by Fall 2005.

1.8 HOW TO OFFER (NCR VARIATION (AUG 2002))

B. Two (2) copies of the following documents, properly executed, shall be submitted no later than 3:00 PM on the offer due date.

18. Standard building cleaning specifications and schedule of services. Provide any cost difference for daytime or nighttime cleaning from the standard building cleaning.
19. The Government will not conduct discussions nor will it consider an offer for award if the space offered is subject to a lease option held by other parties, including but not limited to, a right of first offer or refusal. Offerors must certify, in writing, that no such option encumbers the space offered to the Government.
20. If the offeror represents and certifies itself as not a small business on the GSA Form 3518, a Small Business Subcontracting Plan shall be completed.
21. A detailed design, construction, and occupancy schedul, consistent with the timeframes in the "Construction Schedule of Tenant Improvments" paragraph shall be provided.
22. Each offeror is required to submit a LEED scorecard documenting the proposed points to be achieved. The total of points to be achieved must meet or exceed 33 and all prerequisite requirements must be met. Along with the scorecard, the offeror shall submit a narrative describing how each of the points proposed on the scorecard will be achieved (including all prerequisites for which no points are awarded).
24. Statement of compliance with environmental laws (section 1.11-B.1)
25. Construction Period Recycling Program Plan (section 4.2)
26. Proposal for re-use of materials and/or in-place construction (section 4.3)
27. Bicycle rack locations (include in floor plans / site plan)
28. Additional environmental requirements documentation to be added once the selection process has been determined
29. Price for Government to lease the entire parking garage, beyond the 17 spaces included in the rent; and a price to lease individual spaces/contracts in the parking garage.
30. A Building Security Plan, outlining the offeror's poposed compliance with the Lease Security Operating Standards as identified in the "security paragraph in the SERVICES, UTILITIES, MAINTENANCE Section of the SFO.
31. Proposal for implementing an integrated pest management program for control of pests inside the building(s), in the parking garage(s), and on the grounds surrounding the building(s).

E. IMPORTANT CLARIFICATIONS TO OFFER REQUIREMENTS:

1. Rate structure required from subparagraph B shall include the following:

a. A lease rate per square foot for the building shell rental, fully serviced. It is the intent of the Government to lease a building shell with a Tenant Improvement Allowance. All improvements in the base building, lobbies, common areas, and core areas shall be provided by the Lessor, at the Lessor's expense. This rate shall include, but not limited to, property financing (exclusive of Tenant Improvement), insurance, taxes, management, profit, etc., for the building. The building shell rental rate shall also include all basic building systems and common area buildout, including base building lobbies, common areas, and core areas, etc.,

1.9 BUILDING SHELL REQUIREMENTS (NCR VARIATION (AUG 2002))

A. The Lessor's buildout obligations in providing a building shell (at the Lessor's expense) shall be furnished, installed and coordinated with Tenant Improvements and shall include the following:

8. *HVAC* Central and distributed Heating, Ventilation and Air-Conditioning (HVAC) systems shall be installed that provide at a minimum: indoor air conditioning with 20 cfm/person outside air ventilation, separated exhausts and intakes, and filtration per latest National standards of the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE) standards, and EPA standards (EPA Facilities Manual, Architecture Engineering and Planning Guidelines). System capacity and design approach is further defined in the MECHANICAL, ELECTRICAL, PLUMBING section of this SFO.

9. *Electrical*. Electrical power distribution panels and circuit breakers shall be available in an electrical closet, with capacity at 277/480 volt (V) and 120/208 V, 3-phase, 4-wire system providing 7 watts (W) per ANSI/BOMA Office Area square foot.

10. *Lighting*. Refer to Paragraph 6.18 "LIGHTING: INTERIOR AND PARKING (SEPT 2000) – A BUILDING SHELL" for building shell requirements.

11. *Safety and Environmental Management*. Complete safety and environmental management shall be provided throughout the building in accordance with federal, state, and local codes and laws.

12. *Telephone Rooms*. The telephone closets shall include a telephone backboard, which shall not contain formaldehyde.

16. For new construction, the building and site design shall achieve at a minimum the Silver Level performance goals of the US Green Building Council "LEED for New Construction and Major Renovation" (LEED-NC) Version.2.1 (Leadership in Energy and Environmental Design) Rating System, including all mandatory prerequisites and EPA required options. Furthermore, the building shall achieve ongoing LEED Certified Silver for Existing Buildings, in accordance with "LEED Rating System for Existing Buildings" (LEED-EB criteria). For existing buildings, the building shall achieve LEED Certified Silver for Existing Buildings, in accordance with "LEED Rating System for Existing Buildings" (LEED-EB criteria). The Offeror shall fund, prepare and submit the LEED registration application for the building with the U.S. Green Building Council. Description of the criteria and Reference Guide dated 2001 for the LEED system can be viewed at http://www.usgbc.org/programs/leed.htm. Meeting the LEED criteria is a critical feature of this building representing the tenant environmental values. Failure to reach the Silver Level LEED ratings will result in a penalty of 10% of the annual rental payments due for the Government leased space. At completion of the work, the Offeror shall provide (3) copies of all supporting documentation for certification – of which the Government requires one electronic copy and one hard copy of all documentation including all USGBC correspondence, action, and certifications for its files. See section 9.5 for a chart listing the Government's preferred LEED™ credits. All publications referenced herein shall be those current at time of publication.

The Offeror shall have a LEED Accredited Professional team member identified at the time of offer of the project. The LEED Accredited Professional shall have at a minimum 1-year of previous experience in submitting LEED documentation to the USGBC and be familiar with the federal government construction projects. This person shall oversee, provide, submit and obtain the documentation for LEED certification during the planning, design and construction phases of the project.

17. The building shall achieve EPA Energy Star Building Certification Rating within 14 months of reaching 95% occupancy and submit the Offeror will submit the documentation to GSA. (See section 6.2.B.) The Offeror shall make all necessary adjustments at his expense, if the new building systems installed do not meet Energy Star certification after occupancy.

B. Compliance

Environmental Laws. The property shall comply with all applicable environmental laws, including but not limited to air pollution regulations, asbestos regulations (if applicable), hazardous waste regulations, and underground storage tank regulations. The Offeror will be responsible for compliance with the water and energy conservation requirements of the Energy Policy Act of 1992 (PL 102-486, 106 Statute 2776). The Offeror will commit to provide periodic reports to demonstrate the Government's equivalent water usage consistent with the Energy Policy Act of 1992.

1.17 AWARD

After conclusion of negotiations, the Contracting Officer will require the Offeror selected for award to execute the proposed lease prepared by GSA which reflects the proposed agreement of the parties.

The proposed lease shall be accompanied by all other pre-award document called for under this SFO including, but not limited to, a proposal for re-use of materials and/or in-place construction, a proposal for implementation of an integrated pest management approach to pest control, and a LEED scorecard documenting the proposed points to be achieved.

3.0 MISCELLANEOUS

3.15 CONSTRUCTION SCHEDULE OF TENANT IMPROVEMENTS (SEP 2000)

C. DESIGN INTENT DRAWINGS:

It is anticipated that all drawings will be done and delivered to the Government in phases. The parties shall agree to the phasing after lease award.

1. The Lessor shall prepare, at the Lessor's expense, and provide to the Government, for the Government's approval, design intent drawings detailing the Tenant Improvements to be made by the Lessor within the Government's demised area. The Government shall use best efforts to coordinate the provision of such information and details as required by the Lessor's architect to complete such drawings in a timely manner. Design intent drawings, for the purposes of this lease, are defined as fully-dimensioned drawings of the leased space which include enough information to prepare construction drawings and shall consist of: 1) furniture locations, telephone and data outlet types and locations; 2) specifications necessary for calculation of electrical and HVAC loads; and 3) all finish/color/signage selections. Additionally, the lessor shall include a revised LEED™ scorecard and narrative as well as a description and reasons for any changes from the previous LEED™ scorecard submittal. Drawings shall be completed consistent with the agreed upon design and construction schedule.

D. WORKING/CONSTRUCTION DRAWINGS:

The Lessor shall prepare, out of the Tenant Improvement Allowance, final working/construction drawings for the improvements illustrated on the Government-approved design intent drawings. The working/construction drawings shall include all mechanical, electrical, plumbing, fire safety, lighting, structural, and architectural improvements scheduled for inclusion into the Government-demised area. Working/construction drawings shall also be annotated with all applicable specifications. The resulting product shall reflect requirements, which are substantially the same as that specified by the Government-approved design intent drawings and shall incorporate neither extraneous additions nor deletions of requirements. The Lessor's working/construction drawings shall be due to the Government within 30 days of the Government's approval of the design intent drawings. Working/construction drawings shall clearly identify 1) Tenant Improvements already in place and 2) the work to be done by the Lessor or others. The Government may also require at the time of submission of working/construction drawings that the Lessor submit a written price proposal along with adequate cost and pricing data for any costs or credits to the Government, which are beyond the scope of the original SFO and its attachments. Any work shown on the working/construction drawings, which is building shell, shall be clearly identified as such. Additionally, the lessor shall include a revised LEED™ scorecard and narrative as well as a description and reasons for any changes from the previous LEED™ scorecard submittal. Finalsystem(s) commissioning plan (See section 6.7) and construction IAQ plan (See section 4.4) shall be submitted for review with the 100% CDs.

3.17 CONSTRUCTION INSPECTIONS

A. Construction inspections will be made periodically by the Contracting Officer and/or designated technical representatives to review compliance with the SFO requirements and the final working drawings.

B. Periodic reviews, tests, and inspections by the Government are not to be interpreted as resulting in any approval of the Lessor's apparent progress toward meeting the Government's objectives but are intended to discover any information which the Contracting Officer may be able to call to the Lessor's attention to prevent costly misdirection of effort. The Lessor shall remain completely responsible for designing, constructing, operating, and maintaining the building in full accordance with the requirements of this SFO.

4.0 GENERAL ARCHITECTURE

4.2 CONSTRUCTION WASTE MANAGEMENT (SEP 2000)

A. Recycling construction waste means providing all services necessary to furnish construction materials or wastes to organizations, which will employ these materials, or wastes in the production of new materials. Recycling includes required labor and equipment necessary to separate individual materials from the assemblies of which they form a part.

B. The Offeror shall submit to the Government a proposal to dispose of or recycle construction waste. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a

genuine hardship, the Government may permit alternative means of disposal. This requirement shall also apply to subsequent alterations under the lease.

C. The Offeror/Lessor shall recycle at a minimum the following items during, demolition, construction, and any future renovations under the terms of the lease, subject to availability of recycling facilities and economic evaluation. The offeror shall submit a Construction Period Recycling Program Plan with their offer.

1. ceiling grid and tile;
2. Fluorescent light bulbs and lighting fixtures including proper disposal of any transformers and ballasts;
3. duct work and HVAC equipment;
4. wiring and electrical equipment;
5. aluminum and/or steel doors and frames;
6. hardware;
7. drywall;
8. steel studs;
9. carpet, carpet backing, and carpet padding;
10. wood;
11. insulation;
12. cardboard packaging;
13. pallets;
14. windows and glazing materials;
15. all miscellaneous metals (as in steel support frames for filing equipment); and
16. all other finish and construction materials.
17. Land clearing debris;
18. Wood composite materials, such as plywood, OSB and particle board;
19. Concrete masonry units;
20. Bricks, concrete and asphaltic concrete;
21. Paint; and
22. Plastic film (including high density polyethylene).

D. If any waste materials encountered during the demolition or construction phase are found to contain lead, asbestos, polychlorinated biphenyls (PCB's) (such as fluorescent lamp ballasts), or other harmful substances, they shall be handled and removed in accordance with federal and state laws and requirements concerning hazardous waste.

E. In addition to providing "one-time" removal and recycling of large-scale demolition items such as carpeting or drywall, the Lessor shall provide continuous facilities for the recycling of incidental construction waste during the initial construction.

F. Construction, demolition and renovation recycling and disposal records shall be accessible to the Contracting Officer and EPA Facility Manager. Records shall be submitted to the CO monthly with a final report at the conclusion of any construction work. The reports shall include date of disposal, quantity by weight of the materials reused, recycled or deposited in a landfill, identification of hazardous wastes and method of hazardous waste disposal.

4.3 EXISTING FIT-OUT, SALVAGED, OR RE-USED BUILDING MATERIAL (SEP 2000)

A. Items and materials existing in the offered space, or to be removed from the offered space during the demolition phase, are eligible for reuse in the construction phase of the project. The reuse of items and materials is preferable to recycling them; however, items considered for reuse shall be in refurbishable condition and shall meet the quality standards set forth by the Government in this SFO. In the absence of definitive quality standards, the Lessor shall ensure that the quality of the item(s) in question shall meet or exceed accepted industry or trade standards for first quality commercial grade applications.

B. The Lessor shall submit a reuse plan to the Contracting Officer. The Government will not pay for existing fixtures and other Tenant Improvements accepted in place. However, the Government will reimburse the Lessor, as part of the Tenant Improvement Allowance, the costs to repair or improve such fixtures or improvements identified on the reuse plan and approved by the Contracting Officer.

4.4 INDOOR AIR QUALITY DURING CONSTRUCTION (SEP 2000)

A. The Offeror shall provide to the Government 2 copies (GSA Contraction Officer and EPA Designee) of the material data sheets for their review and approval of the following items prior to their purchase, installation or use: adhesives, caulking, sealants, insulating materials, fireproofing or firestopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, and janitorial cleaning products. All paints and coatings shall meet the latest requirements for VOC and chemical components of the Green Seal standard for paints (GS-11). (refer to section 9.3)

B. The Contracting Officer may eliminate from consideration products with significant quantities of toxic, flammable, corrosive, or carcinogenic material and products with potential for harmful chemical emissions. Materials used often or in large quantities will receive the greatest amount of review.

C. All MSDS shall comply with Occupational Safety and Health Administration (OSHA) requirements. The Lessor and its agents shall comply with all recommended measures in the MSDS to protect the health and safety of personnel.

D. To the greatest extent possible, the Lessor shall sequence the installation of finish materials so that materials that are high emitters of volatile organic compounds (VOC), e.g. paints, sealants and coatings, are installed and allowed to cure before installing interior finish materials, especially soft materials that are woven, fibrous, or porous in nature, that may adsorb contaminants and release them over time.

E. Where demolition or construction work occurs adjacent to occupied space, the Lessor shall erect appropriate barriers (noise, dust, odor, etc.) and take necessary steps to minimize interference with the occupants. This includes maintaining acceptable temperature, humidity, and ventilation in the occupied areas during window removal, window replacement, or similar types of work.

F. A final flush-out period of two weeks shall be provided before occupancy with 100% outside air for the first 72 hours and normal design condition ventilation for the balance of the duration. The Lessor shall ventilate with 100 percent outside air at the recommended air change rate during installation of materials and finishes. Refer to the latest edition of American Society of Heating, Refrigerating, and Air Conditioning Engineers, Inc. ANSI/(ASHRAE) Standard 62, *Ventilation for Acceptable Indoor Air Quality*. If outside air would cause unacceptable inside temperature levels, humidity levels, and/or air quality, an alternate ventilation plan may be submitted to the Contracting Officer for approval.

G. The Offeror shall submit a Construction IAQ Management Plan for construction during pre-occupancy and occupied conditions with the offer. The plan and implementation shall comply with SMACNA 1995 Guideline for Occupied Buildings Under Construction (for source control, pathway interruption and housekeeping) and include all Materials Safety Data Sheets (MSDS) with compliance guidelines to follow for all applicable OSHA requirements. Sequence installation of wet products before absorptive products. Protect all on-site absorptive materials from moisture damage and dust infiltration. Any wet drywall must be removed and disposed, installed or not, due to occupant health risks from potential mold growth. Replace filtration media immediately prior to occupancy. Filtration media used during and after construction shall have a Minimum Efficiency Reporting Value (MERV) of 13 as determined by ASHRAE 52.2-1999.

4.11 WINDOWS (NCR VARIATION (AUG 2002))

B. The use of natural but controlled day lighting should be maximized without compromising energy conservation objectives. Day lighting elements such as, windows, skylights and clerestories are encouraged in the building design. Size and placement of these elements shall be designed to minimize solar gains during peak load periods. In addition, windows shall be double glazed, incorporate low E or superior smart glazing options, insulated, and include shading devices sized to allow maximum day lighting with minimal solar gain.

4.13 LANDSCAPING (SEP 2000)

A. The site shall be landscaped for low maintenance xeriscaping requiring minimal or no use of fertilizers, pesticides, herbicides, and potable water considering green roofs, drip irrigation, harvested rainwater, and plants that are either native or well adapted to local growing conditions.

B. Landscape management practices shall prevent pollution by:

1. employing practices which avoid or minimize the need for fertilizers and pesticides;

2. prohibiting the use of the 2,4-Dichlorophenoxyacetic Acid (2,4-D) herbicide and organophospahates; and

3. composting/recycling all yard waste.

C. The Lessor shall use landscaping products with recycled content as required by Environmental Protection Agency's (EPA's) Comprehensive Procurement Guidelines (CPG) for landscaping products. Refer to EPA's CPG web site, www.epa.gov/cpg.

D. The Contracting Officer shall approve the landscaping to be provided.

4.14 INTEGRATED PEST MANAGEMENT

A. The Lessor shall institute a comprehensive Integrated Pest Management (IPM) program for the premises listed herein. IPM is a process for achieving long-term, environmentally sound pest suppression and prevention through the use of a wide variety of technological and management practices. Control strategies in an IPM program include:

- Structural and procedural modifications to reduce food, water, harborage, and access used by pests.
- Pesticide compounds, formulations, and application methods that present the lowest potential hazard to humans and the environment.
- Non-pesticide technologies such as trapping and monitoring devices.
- Coordination among all facilities management programs that have a bearing on the pest control effort.

B. The Lessor shall adequately suppress the following pests:

1. Indoor populations of rodents, insects, arachnids, and other arthropods.

2. Outdoor populations of potentially indoor-infesting species that are within the property boundaries of the specified buildings.

3. Nests of stinging insects within the property boundaries of the specified buildings.

4. Individuals of all excluded pest populations that are incidental invaders inside the specified buildings, including winged termite swarmers emerging indoors.

C. The Lessor shall not be responsible for control of the following pests:

1. Birds, bats, snakes, and all other vertebrates other than commensal rodents

2. Termites and other wood-destroying organisms.

3. Mosquitoes.

4. Pests that primarily feed on outdoor vegetation.

D. INITIAL BUILDING INSPECTIONS

The Lessor shall complete a thorough, initial inspection of each building or site at least ten (10) working days prior to the starting date of the contract. The purpose of the initial inspections is for the Lessor to evaluate the pest control needs of all locations and to identify problem areas and any equipment, structural features, or management practices that are contributing to pest infestations.

E. PEST CONTROL PLAN

The Lessor shall submit to the COR a Pest Control Plan at least thirty (30 working days prior to the starting date of the contract. Upon receipt of the Pest Control Plan, the CO will render a decision regarding its acceptability within fourteen (14 working days. If aspects of the Pest Control Plan are incomplete or disapproved, the Lessor shall have five (5) working days to submit revisions. The Lessor shall be on-site to perform the initial service visit for each building within the first five (5) working days of the contract.

The Pest Control Plan shall consist of five parts as follows:

1. Proposed Materials and Equipment for Service: The Contractor shall provide current labels and Material Safety Data Sheets for all pesticides to be used, and brand names of pesticide application equipment, rodent bait boxes, insect and rodent trapping devices, pest monitoring devices, pest detection equipment, and any other pest control devices or equipment that may be used to provide service.

2. Proposed Methods for Monitoring and Detection: The Contractor shall describe methods and procedures to be used for identifying sites of pest harborage and access, and for making objective assessments of pest population levels throughout the term of the contract.

3. Service Schedule for Each Building or Site: The Lessor shall provide complete service schedules that include weekly or monthly frequency of pest surveillance visits, specific day(s) of the week of such visits, and approximate duration of each visit.

4. Description of any Structural or Operational Changes That Would Facilitate the Pest Control Effort**:** The lessor shall describe site-specific solutions for observed sources of pest food, water, harborage, and access.

5. Commercial Pesticide Applicator Certificates or Licenses: The Lessor shall provide photocopies of State-issued Commercial Pesticide Applicator Certificates or Licenses for every: Lessor or contracted employee who will be performing on-site service under this contract.

F. MANNER AND TIME TO CONDUCT SERVICE

1. Time Frame of Service Visits: The Lessor shall perform routine pest control services that do not adversely affect tenant health or productivity during the regular hours of operation in buildings. When it is necessary to perform work outside of the regularly scheduled service time set forth in the Pest Control Plan, the Contractor shall notify the CO at least one (1) day in advance.

2. Safety and Health:

1. The Lessor shall observe all safety precautions throughout the performance of this contract. All work shall be in strict accordance with all applicable Federal, state, and local safety and health requirements. Where there is a conflict between applicable regulations, the most stringent will apply.
2. The Lessor shall assume full responsibility and liability for compliance with all applicable regulations pertaining to the health and safety of personnel during the execution of work.

5.0 ARCHITECTURAL FINISHES

5.1 RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2000)

A. The Offeror shall be required to have a Construction Recycling Plan (prior to construction) and Final Compliance Report (at construction completion) which reports their compliance with the Resource Conservation and Recovery Act (RCRA), Section 6002, 1976; their use of recycled content products as indicated in this SFO and as designated by the U.S. Environmental Protection Agency in the Comprehensive Procurement Guideline (CPG), 40 CFR Part 247, and its accompanying Recovered Material Advisory Notices (RMAN). The CPG lists the designated recycled content products. EPA also provides recommended levels of recycled content for these products. The list of designated products, EPA's recommendations, and lists of manufacturers and suppliers of the products can be found at www.epa.gov/cpg/products.htm.

During construction, the Offeror shall provide quarterly summary reports (detailing the items, total quantities used or why products were not used) to GSA and EPA building management on items bought under contract for the building using these guidelines for recycled and post- consumer recycled content.

After occupancy the Offeror shall report annually to GSA on items with recycled and post consumer recycled content used by the operations activities in the building.

B. The Offeror, if unable to comply with both the CPG and RMAN lists, shall submit a request for waiver for each material to the Contracting Officer with initial offers. The request for waiver shall be based on the following criteria:

1. the cost of the recommended product is unreasonable;

2. inadequate competition exists;

3. items are not available within a reasonable period of time; and

4. items do not meet the SFO's performance standards.

5.2 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (SEP 2000)

A. The Lessor shall use environmentally preferable products and materials where economically feasible. Environmentally preferable products have a lesser or reduced effect on human health and the environment when compared to other products and services that serve the same purpose.

B. Refer to EPA's environmentally preferable products web site, *www.epa.gov/opptintr/epp*. In general, environmentally preferable products and materials do one or more of the following:

1. contain recycled material, are biobased, or have other positive environmental attributes;

2. minimize the consumption of resources, energy, or water;

3. prevent the creation of solid waste, air pollution, or water pollution; and

4. promote the use of non-toxic substances and avoid toxic materials or processes.

C. Reduction of pesticide, fungicide and rodentide application is desirable. The Offeror's design shall minimize the need for on-going use of fertilizer, pesticide, fungicides and rodentide applications by selection of materials and construction details during design, for example, choosing materials not subject to attachment by micro-organisms and design details that do not provide locations for pests to hide, colonize or move about.

5.4 WOOD PRODUCTS (SEP 2000)

A. For all new installations of wood products, the Lessor is encouraged to use independently certified forest products. For information on certification and certified wood products, refer to the Forest Stewardship Council United States web site (*www.fscus.org/*) or the Certified Forest Products Council web site (*www.certifiedwood.org/*).

B. New installations of wood products used under this contract shall not contain wood from endangered and restricted woods as listed by the Convention on International Trade in Endangered Species. The list of species can be found at the following web site (www.cites.org/). All finish and trim woods utilized under this lease will be limited to oak, pine and poplar species harvested and procured within the United States and/or Canada from lumber providers certified as practicing sustainable forest management by organizations accredited by the Forest Stewardship Council (www.focus.org/). All other wood products, veneer, concrete formwork, etc., utilized under this contract shall not contain any endangered wood species as listed by the Woodworker's Alliance for Rainforest Protection (WARP), or the Convention on International Trade and Endangered Species (CITES). The Offeror shall submit contractor documentation (invoices and certificates) from lumber or doors manufacturer sources that products are certified.

C. Particleboard, strawboard and plywood materials used under this contract shall not contain urea formaldehyde in the bonding agents.

D. Lumber and wood products for interior or exterior use shall not contain arsenic pressure treatment.

5.5 JOINT COMPOUNDS, CAULKS, ADHESIVES AND SEALANTS (SEP 2000)

All adhesives employed on this project (including, but not limited to, adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall be those with the lowest possible VOC content (see section 9.3 for acceptable VOC levels) and

which meet the requirements of the manufacturer of the products adhered or involved. The Lessor shall use adhesives and sealants with no formaldehyde or heavy metals.

The Offeror shall provide Material Safety Data Sheets (MSDS) for all caulks, adhesives and sealants for review by GSA and EPA Technical Representatives. Where joint compounds, caulks, adhesives or sealants do not provide the adequate performance; contact the contracting officer for approval of substitute products.

5.6 INSULATION: THERMAL, ACOUSTIC, AND HVAC (SEP 2000)

A. All insulation products shall contain recovered materials as required by EPA's CPG and related recycled content recommendations.

B. No insulation installed with this project shall be material manufactured using chlorofluorocarbons (CFC's), nor shall CFC's be used in the installation of the product.

C. All insulation containing fibrous materials exposed to air flow shall be rated for that exposure or shall be encapsulated.

D. Insulating properties for all materials shall meet or exceed applicable industry standards. Polystyrene products shall meet American Society for Testing and Materials (ASTM) C578-91.

5.7 CEILINGS (SEP 2000)

F. All acoustical ceiling tile shall have a minimum recycled content of 80%, unless a product is not available that meets the other acoustical specifications and parameters contained in this SFO.

5.8 WALL COVERINGS (SEP 2000)

A. BUILDING SHELL:

1. *Physical Requirements*.

a. Prior to occupancy, all restrooms within the building common areas of Government-occupied floors shall have 1) ceramic tile in splash areas and 2) low VOC interior paint and non-chlorine based wall covering products will be used. See section 5.10 for more detail.

b. Prior to occupancy, all elevator areas which access the Government-demised area and hallways accessing the Government-demised area shall be covered with vinyl wall coverings not less than 22 ounces per square yard as specified in FS CCC-W-408C or an equivalent pre-approved by the Contracting Officer.

c. All ceramic tiles shall have a minimum recycled content of 50%.

B. TENANT IMPROVEMENT INFORMATION:

1. In the event the Government chooses to install wall covering as part of the Tenant Improvement Allowance, the minimum standard is established as vinyl or polyolefin commercial wall covering weighing not less that 13 ounces per square yard as specified in FS CCC-W-408C or equivalent. The finish shall be pre-approved by the Contracting Officer.

5.9 PAINTING (SEP 2000)

A. BUILDING SHELL AND TENANT IMPROVEMENT INFORMATION:

2. Exterior walls and interior core walls within the Government-demised area shall be spackled and prime painted with a low VOC primer (See Section 9.2 for acceptable VOC levels) prior to Tenant Improvements, then the Offeror shall repaint during Tenant Improvements.

3. Where feasible, reprocessed or consolidated latex paint with zero or low VOC content shall be used in accordance with EPA's Comprehensive Procurement Guideline. The type of paint shall be acceptable to the Contracting Officer and Tenant Representative and shall meet the Green Seal emissions criteria. The Offeror shall follow manufacturer's recommendations for the application and maintenance of all paint products.

5.10 DOORS: EXTERIOR (SEP 2000)

A. BUILDING SHELL:

2. These doors shall have a minimum clear opening of 32" wide x 80" high (per leaf). Doors shall be heavy-duty, flush, 1) hollow steel construction, 2) solid-core wood, or 3) insulated tempered glass. The opening dimensions and operations shall conform to the governing building, fire safety, accessibility for the disabled, and energy codes and/or requirements.

5.11 DOORS: SUITE ENTRY (SEP 2000)

A. TENANT IMPROVEMENT INFORMATION:

Suite entry doors shall be provided as part of the Tenant Improvements at the Government's expense and shall have a minimum clear opening of 32" wide x 84" high (per leaf). Doors shall meet the requirements of being a flush, solid-core, 1-3/4-inch thick, wood door with a natural wood veneer face or an equivalent pre-approved by the Contracting Officer. Hollow core wood doors are not acceptable. They shall be operable by a single effort and shall be in accordance with *National Building Code* requirements. Doors shall be installed in a metal frame assembly, finished with a low or no VOC semi-gloss latex paint in accordance with EPA's Comprehensive Procurement Guideline. The type of paint shall be acceptable to the Contracting Officer and Tenant Representative and shall meet the Green Seal emissions criteria. The Offeror shall follow the manufacturer's recommendations for the application and maintenance of all paint products.

5.12 DOORS: INTERIOR (SEP 2000)

A. TENANT IMPROVEMENT INFORMATION:

Doors within the Government-demised area shall be provided as part of the Tenant Improvements at the Government's expense and shall have a minimum clear opening of 32" wide x 80" high. Doors shall meet the requirements of being a flush, solid-core, wood door with a natural wood veneer face or an equivalent pre-approved by the Contracting Officer. Hollow core wood doors are not acceptable. They shall be operable with a single effort and shall be in accordance with *National Building Code* requirements.

Doors shall be installed in a metal frame assembly, primed and finished with a low or no VOC semi-gloss latex paint in accordance with EPA's Comprehensive Procurement Guideline. The type of paint shall be acceptable to the Contracting Officer and Tenant Representative and shall meet the Green Seal emissions criteria. The Offeror shall follow the manufacturer's recommendations for the application and maintenance of all paint products.

5.14 DOORS: IDENTIFICATION (SEP 2000)

A. BUILDING SHELL:
All signage required in common areas unrelated to tenant identification shall be provided and installed at the Lessor's expense. The Lessor shall select signage with recycled content conforming to EPA's CPG.

5.15 PARTITIONS: GENERAL (SEP 2000)

A. BUILDING SHELL:
Partitions in public areas shall be marble, granite, hardwood, sheetrock covered with durable vinyl wall covering, or an equivalent pre-approved by the Contracting Officer.

All gypsum wallboard utilized for new partitions or wall surfaces shall have face paper with 100% recycled (pre- and post-consumer) content. To the extent feasible, without sacrificing functional or price performance, use wallboard containing recovered gypsum filler material. All wallboard shall be equivalent to standard, commercial grade, locally available products and shall comply with and be used in accordance with all applicable ANSI/ASTM standards. Use low VOC latex paint in accordance with EPA's CPG, acceptable to GSA Contracting Officer and EPA Tenant Representative) and rubber base with recycled content to the maximum extent feasible. The Offeror shall follow the manufacturer's recommendations for the application and maintenance of all paint products.

5.18 FLOOR COVERING AND PERIMETERS (SEP 2000)

A. BUILDING SHELL:
1. Exposed interior floors in primary entrances and lobbies shall be marble, granite, terrazzo, or an equivalent pre-approved by the Contracting Officer. Exposed interior floors in secondary entrances, elevator lobbies, and primary interior corridors shall be high-grade carpet, marble, granite, terrazzo, durable vinyl composite tile, or an equivalent pre-approved by the Contracting Officer. Resilient flooring, or an equivalent pre-approved by the Contracting Officer, shall be used in telecommunications rooms. Floor perimeters at partitions shall have wood, rubber, vinyl, marble, carpet base, or an equivalent pre-approved by the Contracting Officer.

B. CARPET – REPAIR OR REPLACEMENT:
1. Except when damaged by the Government, the Lessor shall repair or replace carpet at the Lessor's expense at any time during the lease term when:

   a. backing or underlayment is exposed;

   b. there are noticeable variations in surface color or texture; or

   c. tears and tripping hazards are present.

2. Repair or replacement shall include the moving and returning of furnishings. Work shall be performed after normal working hours as defined elsewhere in this SFO.

D. TENANT IMPROVEMENT INFORMATION:
1. Floor covering shall be either carpet or resilient flooring, as specified in the Government's design intent drawings. Floor perimeters at partitions shall have wood, rubber, vinyl, carpet base, or an equivalent pre-approved by the Contracting Officer.
3. If the Government requires restrooms and/or shower rooms in the Government-demised area, floor covering shall be terrazzo, unglazed ceramic tile, and/or quarry tile. All ceramic tile shall have a minimum of 50% recycled content.

5.19 CARPET: BROADLOOM (SEP 2000)

The offeror shall not use broadloom carpet within EPA tenant or public space.

5.20 CARPET TILE (SEP 2000)

A. Office areas and conference rooms – any carpet to be newly installed shall meet the following specifications:
1. *Pile Yarn Content*. Pile yarn content shall be staple filament or continuous filament branded by a fiber producer (e.g., Allied, DuPont, Monsanto, BASF), soil-hiding nylon or polyethylene terephthalate (PET) resin. Fiber should be 100 percent solution-dyed nylon.
2. *Environmental Requirements*. The Offeror shall use carpet tiles that meets the "Green Label" requirements of the Carpet and Rug Institute, using the greatest percentage of post consumer recycled content feasible. At a minimum the carpet face yarn shall be 100% recyclable nylon with 25% recycled content, and a 100% recyclable thermo-plastic backing with 25% recycled content. 2) Carpet manufacturer's standard microbial, stain resistant/soil repellant treatment shall be factory applied. 3) The Offeror shall recycle any carpet that is removed from the building. Recycling means putting the carpet back into the product-manufacturing stream, not incineration. The Offeror shall use carpet manufacturer that increases opportunity for reuse/and or recycling to the maximum extent feasible. If carpet is leased, the supplier shall take back their products at the end of life for reuse and/or recycle. The Offeror must handle carpet per manufacturer guidelines, if carpet destined for recycling or refurbishment by the manufacturer. If the carpet is not given to the manufacturer for recycling, the carpet must enter a recovery process that is recognized by the carpet industry's Carpet America Recovery Effort organization. 4) The manufacturer warranty shall be 15 years or greater. 5) All carpet products including floor covering adhesives shall comply with the requirements of the Carpet and Rug Institute Indoor Air Green Label Testing Program.6. The Offeror shall provide a schedule acceptable to the Contracting Officer and EPA Tenant Representative for cleaning carpets to retain their maximum life.

3. *Carpet Tile Construction*. Carpet tile construction for Conference Rooms shall be a patterned or unpatterned, 18" x 18" tufted textured tip-sheared loop, 10 yarn ends per one inch, primary backing of woven synthetic resin, free of 4 PC, containing recycled content material to the maximum extent possible.

4. *Tile Weight*. Pile weight shall be a minimum of 28 ounces per square yard for tufted dense multi level loop and tufted textured tip-sheared loop.

5. *Secondary Back*. Secondary backing for Office Areas shall be a reinforced composite; free of 4 PC and chlorine based chemicals, and contain recycled content material to the maximum extent feasible. Secondary Backing for Conference Rooms shall be synthetic resin, free of 4 PC and contain recycled content material to the maximum extent feasible.

6. *Total Weight*. Total weight shall be a minimum of 130 ounces per square yard.

7. *Density*. The density shall be 100 percent nylon (loop and cut pile) with a minimum of 4,000; other fibers, including blends and combinations with a minimum of 4,500.

8. *Pile Height*. The minimum pile height shall be 1/4 inch for finished carpet. The combined thickness of the pile, cushion, and backing height shall not exceed 1/2 inch (13 mm).

9. *Static Buildup*. Static buildup shall be a maximum of 3.5 kilovolt at 20% RH and 21 degrees Celsius using step and scuff test with neolite and leather soles. Prior to performing test ensure carpet has been cleaned of applied surface finishes.

10. *Carpet Construction*. Carpet construction shall be a minimum of 64 tufts per square inch.

11. *Colorfastness to Light*. Colorfastness to light of carpet shall have a minimum rating of 4.0 on AATCC gray scale after 60 hours of continuous exposure per AATCC 16E with Xenon arc light source.

12. *Dimensional Stability*. The maximum change shall be 0.15 percent per ISO 2551.

13. *Anti-microbial*. Per AATCC 174 Part II test results shall have a minimum 90 percent reduction of Gram positive and negative bacteria. Part II, no growth on fiber and backing.

14. *Protections*. During storage and handling, carpet shall be delivered to site in wrappings and containers until final lay down. Carpet shall be protected in place from dust and dirt during construction after installation until time of substantial completion.

15. *Adhesive*. Install carpet with a low or no VOC adhesive on a gridded pattern or a self-adhesive backing, in accordance with CRI Green Label guidelines and as approved by the carpet manufacturer.

6.0 MECHANICAL, ELECTRICAL, PLUMBING

6.1 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (SEP 2000)

B. SYSTEMS COMMISSIONING:
The Offeror shall provide the services of an independent Commissioning Agent to evaluate and oversee the quality control, performance, and operation of the facility's systems from design, through construction, to occupancy. The Offeror shall submit to the Government in the proposal commissioning plans from three independent commissioning agents. The Government will review the commissioning plans and select one of them for this project. The Offeror shall bear the sole costs associated with the commissioning agent's activities, responsibilities, and obligations. Each plan should address all building systems based upon the Offeror's proposed design document to the Government and in accordance with the ASHRAE Guideline 1-1996 (or latest version) and Building Commissioning Guide Version 2.2 sponsored by the General Services Administration and the Department of Energy (these documents will be provided by the Government). Acceptance of the Commissioning Agent's findings, determinations, and reports will be used as a basis for the Government's acceptance of the building. The Offeror shall submit a copy of all commissioning agent's reports to the Government.

6.2 ENERGY COST SAVINGS (SEP 2000)

A. For new facilities, energy efficiency level of performance shall at a minimum rate 30% better than ASHRAE/IESNA Standard 90.1-1999 for this type of facility. The energy efficiency shall be measured through EnergyPlus modeling with assumptions and data inputs that will provide concurrent analysis and modeling of building energy loads, systems, equipment plant and costs, done in to 15 minute intervals. The model shall be supplied by the Offeror to the Government at design development delivery in an electronic format for independent verification.

B. The Offeror's building is required to have the ENERGY STAR building label within 14 months after 95% occupancy. (See section 1.1A.15.) The Offeror shall use the EPA's ENERGY STAR Portfolio Manager (or more current tool – found at www.energystar.gov/) and state that score in writing to the Government upon receipt. Using that baseline, the successful Offeror agrees to use an Energy Savings Performance Contract (ESPC), utility agreements, or other energy performance improvement strategy to achieve the following improvements in energy efficiency in the twelve months following the establishment of the baseline rating/score:
   - Below 50 points, increase 20-35% over baseline rating
   - 50 to 60 points, increase 15-30% over baseline rating
   - 60 to 74 points, increase 10-20% over baseline rating

   The successful Offeror shall provide a plan to the Contracting Officer showing how it will achieve those improvements and a description of the procedures to maintain the improved rating following the improvements, including life cycle cost effective measures to reduce energy consumption per gross square foot of the leased space. For buildings that achieve 75 points or above, the Offeror shall apply for the ENERGY STAR label.

C. The Offeror may obtain a list of energy service companies qualified under the Energy Policy Act to perform ESPC, as well as additional information on cost-effective energy efficiency, renewables, and water conservation. For the ESPC qualified list, refer to the *www.eren.doe.gov/femp* web site, or call the FEMP Help Desk at 1-800-566-2877.

D. The Offeror shall use premium motors paired with variable frequency drives for variable air volume, HVAC fans, cooling tower fans, and circulating water pumps.

6.3 DRINKING FOUNTAINS (SEP 2000)

A. BUILDING SHELL:
The lessor shall provide, on each floor of office space, a minimum of one chilled drinking fountain within ever 150 feet, 0 inches of travel distance. Solder and flux in joining potable water supply piping and domestic water pipe or pipe fittings shall not contribute to lead in the water supply. The Offeror shall meet or exceed standards set forth in EPA's "Lead in Drinking Water Standards for School, and Non-Residential Building," EPA publication 812-B-94-002, April 1994.

6.4 TOILET ROOMS (SEP 2000)

A. BUILDING SHELL:
1. Separate toilet facilities for men and women shall be provided on each floor occupied by the Government in the building. The facilities shall be located so that employees will not be required to travel more than 200 feet, 0 inches on one floor to reach the toilets. Each toilet room shall have sufficient water closets enclosed with modern stall partitions and doors, urinals (in men's room), and hot (set in accordance with applicable building codes) and cold water. Water closets and urinals shall not be visible when the exterior door is open.

B. If newly installed, toilet partitions shall be made from recovered materials as listed in EPA's CPG.

6.5 TOILET ROOMS: FIXTURE SCHEDULE (SEP 2000)

A. BUILDING SHELL:

3. For new installations:

a. Water closets shall not use more than 1.6 gallons per flush. Urinals shall not use more than 1.0 gallons per flush. The Offeror may provide a proposal for using less than 1.0 g/f fixtures with testing laboratory results for government review and approval.

b. Faucets shall not use more than 2 gallons per minute,at a flowing water pressure of 80 pounds per square inch.

4. Provide electronic sensors or adjustable metering, self-closing cartridges for all sinks in the Government's leased space, and in all restrooms on floors leased, in whole or in part, to the Government. Sensors to be Sloan "Optima" series or equivalent product acceptable to the Contracting Officer.

5. Plumbing fixtures in new or renovated restrooms are to meet ADA or UFAS standards as required.

6.7 HEATING AND AIR CONDITIONING (SEP 2000)

A. BUILDING SHELL:

1. Thermostats shall be set to maintain temperatures between 68°F and 72°F during the heating season and between 70°F and 74°F during the cooling season. These temperatures must be maintained throughout the leased premises and service areas, regardless of outside temperatures, during the hours of operation specified in the lease Standard 55-1992, Addenda 1995 for thermal and humidity comfort standards.

2. During non-working hours, heating temperatures shall be set no higher than 55° Fahrenheit, and air conditioning shall not be provided except as necessary to return space temperatures to a suitable level for the beginning of working hours. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the GSA Field Office Manager.

3. Simultaneous heating and cooling are not permitted.

4. Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled.

5. *Equipment Performance*. Temperature control for office spaces shall be assured by concealed central heating and air conditioning equipment. The equipment shall maintain space temperature control over a range of internal load fluctuations of plus 0.5 W/sq.ft. to minus 1.5 W/sq.ft. from initial design requirements of the tenant.

6. *HVAC Use During Construction*. The permanent HVAC system may be used to move both supply and return air during the construction process only if the following conditions are met:

a. a complete air filtration system with 60 percent efficiency filters is installed and properly maintained;

b. no permanent diffusers are used;

c. no plenum-type return air system is employed;

d. the HVAC duct system is adequately sealed to prevent the spread of airborne particulate and other contaminants; and

e. following the building "flush-out," all duct systems are vacuumed with portable high-efficiency particulate arrestance (HEPA) vacuums and documented clean in accordance with National Air Duct Cleaners Association (NADCA) specifications.

7. *Ductwork Re-use and Cleaning*. Any ductwork to be reused and/or to remain in place shall be cleaned, tested, and demonstrated to be clean in accordance with the standards set forth by NADCA. The cleaning, testing, and demonstration shall occur immediately prior to Government occupancy to avoid contamination from construction dust and other airborne particulates.

8. *Insulation*. All insulation shall contain recovered materials as required by EPA's CPG and related recycled content recommendations.

9. The Lessor shall conduct HVAC system balancing after any HVAC system alterations during the term of the lease and shall make a reasonable attempt to schedule major construction outside of office hours.

10. As a contribution to stop depletion of the ozone layer of the geosphere, the use of CFC or HCFC refrigeration is not permitted in new or major renovation build to suit building. If an existing facility, the Offeror shall provide a CFC and HCFC phase-out plan, including a maintenance and leak detection plan.

11. The Offeror shall provide a fully functional and integrated building automation system and energy management control system (ECMS) to control, regulate and monitor all facility environmental (HVAC, plumbing, lighting and power), transportation (elevators and escalators), fire (alarm and equipment overrides) and security (exterior and public spaces) systems. Provide the Government over the life of the lease a "read only" access into a computer-based graphical user interface for data reporting/collection and alarm/set point communication. The building automation system "read only" interface should report estimated peak KWHR demand and estimated BTU use for previous day. The Offeror shall provide to GSA quarterly energy utilization reports of the entire building or portion housing EPA. The report shall include quarterly energy bills, estimates of EPA energy use and BTU use and its share of common area energy use if a multi-tenant building.

B. TENANT IMPROVEMENT INFORMATION:

1. *Zone Control*. Individual thermostat control shall be provided for office space with control areas not to exceed 2,000 ANSI/BOMA Office Area square feet. Areas which routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, computer rooms, etc.) with an internal cooling load in excess of 5 tons shall be independently controlled. Concealed package air conditioning equipment shall be provided to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited from use.

6.8 VENTILATION (NCR VARIATION (AUG 2002))

A. During working hours in periods of heating and cooling, ventilation shall be provided in accordance with the latest edition of ANSI/ASHRAE Standard 62, *Ventilation for Acceptable Indoor Air Quality*. Where ASHRAE Standard 62 and local codes conflict, the more stringent shall apply.

B. Air filtration shall be provided and maintained with filters having a minimum efficiency rating as determined by ANSI/ASHRAE Standard 52.2, *Method of Testing General Ventilation Air Cleaning Devices for Removal Efficiency by Particle Size*. Pre-filters shall be 30 percent to 35 percent efficient. Final filters shall be 80 percent to 85 percent efficient for particles at 3 microns.

C. The facility shall prohibit smoking indoors and near an entrance or outside air intakes.

D. The Offeror shall provide demand control ventilation in high occupancy locations, complete with CO2 sensors for interior and exterior measurements, integrated within the building automation system, with performance as outlined in section 8.7 Indoor Air Quality.

E. The Offeror shall provide ventilation system, with design calculations for Government review, that shall preferably achieve an air-change effectiveness of E=0.9 or better (per ASHRAE ventilation standard).

F. Air intakes for ventilation purposes be located away from any possible contamination by unauthorized access to cause harm to tenants; below third floor levels; adjacent building exhausts; building relief air; plumbing vents; standing water; vehicular exhausts; or similar exhausts of discharges.

6.9 VENTILATION: EXHAUST REQUIREMENTS

A. The following rooms shall be maintained under a negative pressure relative to surrounding spaces using the noted control method, fully exhausted to the outside with a minimum of 10 air changes per hour. 1) Copy rooms – using occupancy sensors for control 2) Toilet Rooms – integrated with building ventilation control 3) Break Rooms/Pantries or Kitchens – using occupancy sensors for control 4) Battery/Rectifier/UPS Rooms – using thermostats with occupancy sensor override controls 5) Generator Rooms – using thermostats with occupancy sensor override controls

6.16 ADDITIONAL ELECTRICAL CONTROLS

The Offeror shall provide the Government quarterly reports of BTU/GSF. Provide complete energy metering to the Government, including aggregated and peak demand, through the integrated building automation system. The Offeror shall provide sub-metering of energy to the Government tenant space in multi-tenanted buildings.

6.18 LIGHTING: INTERIOR AND PARKING (SEP 2000)

A. BUILDING SHELL:

1. The Lessor shall provide interior lighting, as part of the building shell cost, in accordance with the following:

a. The Lessor shall provide two-tube indirect pendant lighting fixtures (or building standard that meets or exceeds this standard) or fluorescent lighting fixtures with low mercury energy-efficient lamps (T8 or better) and electronic ballasts

for standard interior lighting. (NOTE: Fluorescent lights typically contain mercury, which has adverse environmental impacts. Offeror must provide low mercury fluorescent lights in fluorescent light fixtures in EPA space. Standard sized low mercury fluorescent T-8 lamps, under this provision, shall contain less than 3.8 mg of Mercury (Hg) per lamp. All other fluorescent lamps should have comparably low mercury levels. Offeror shall provide an annual report of the number and type of lamps purchased.)

Such fixtures shall produce 50 average maintained foot-candles at working surface height throughout work spaces, 20 foot-candles in corridors, and 10 foot-candles in other non-working areas. Shall provide average lighting power density to be below 1.0 watts per square foot. Use natural spectrum compact fluorescents in place of incandescent bulbs for accent and down lighting, and use LED lamps for exit sign luminaries. General office illumination shall be maintained at 50-foot candles (fc) at the work surface from a combination of 30 fc indirect and direct ambient and tenant supplied task lighting sources using high rendering index lamps. Occupancy sensors for all Illumination may be reduced in some non-task related areas to 20 fc with Government tenant review and approval.

Fluorescent Lamp Disposal.

Fluorescent lights typically contain mercury, which has adverse environmental impacts. The Offeror shall store, transport and recycle all fluorescent lamps under the requirements of RCRA Universal Waste (40 CFR Part 273) rules and the applicable state and local laws and regulations. (For RCRA Universal Waste information see, www.epa.gov/epaoswer/hazwaste/id/univwast/where.htm). The Offeror shall send all used lamps to a lamp recycler who is authorized, certified, or licensed under applicable state or municipal law. The Offeror shall provide to the contracting officer or his designee with the name of the firm providing fluorescent lamp recycling services. Offeror shall provide an annual report of the total number of lamps sent to the recycler. Ordinary business records, such as invoices, may be used to satisfy this requirement.

b. Exterior parking areas, vehicle driveways, pedestrian walkways, and building perimeter shall have a minimum of 1 foot-candle of illumination and shall be designed based on Illuminating Engineering Society of North America (IESNA) standards. Exterior lighting and indoor parking shall be sufficient to accommodate security monitoring (i.e., closed circuit television camera). Indoor parking shall have a minimum of 10 foot-candles and shall be designed based on IESNA standards. The Offeror shall provide automatic turn on/off, photo-electric cell or solar sensor system for exterior lighting if used.

c. The Lessor shall provide occupancy sensors and/or scheduling controls through the building automation system to reduce the hours that the lights are on when the space is unoccupied. Daylight dimming controls down to 10% shall be used in atriums and all perimeter spaces, in control zones of 200 sf or less, within 15 ft of windows where daylight can contribute to energy savings.

d. Lighting shall be controlled by occupancy sensors arranged to control open areas, individual offices, conference rooms, toilet rooms within the Government-demised area, and all other programmed spaces or rooms within the leased space. The control system shall provide an optimal mix of infrared and ultrasonic sensors suitable for the configuration and type of space. Occupancy sensors shall be located so that they have a clear view of the room or area they are monitoring. No more than 1,000 ANSI/BOMA Office Area square feet of open space shall be controlled by occupancy sensor. All occupancy sensors shall have manual switches to override the light control for manual-off only. The capacity of the switch levels (dual switching) from 50% to 100% of intensity shall be provided as indicated herein. Provide 3-way switching for areas with two or more entry points. Timers, dimmers or programmable lighting fixture controls shall be provided in areas where natural light is available and feasible. Control systems are to include controllers and associated devices necessary to the operation of the system. Zones adjacent to all perimeter walls with windows shall be additionally controlled by day lighting sensors coordinated with occupant sensors and connected to light dimmers. Such switches shall be located by door openings in accordance with both the ADAAG and the UFAS. If light switches are to be used instead of occupancy sensors or in combination with occupancy sensors, the Offeror shall notify the Government during the negotiation process.

7.0 SERVICES, UTILITIES, MAINTENANCE

7.1 SERVICES, UTILITIES, MAINTENANCE: GENERAL (NCR VARIATION (AUG 2002))

A. Services, utilities, and maintenance shall be provided by the Lessor as part of the rental consideration. The Lessor shall have a building superintendent or a locally designated representative available to promptly correct deficiencies. A licensed on-site engineer must be on duty during the Tenant's core hours. In addition, there must be a building engineer on duty from 7:00 a.m. to 6:00 p.m. Monday through Friday to handle building management issues. No unauthorized access shall be given to facilities that supply utilities to the Government leased space.

B. At the Government's expense, the Lessor shall be responsible for preventive maintenance and repair of all special, Government specified, new or existing Government owned mechanical, electrical, and plumbing equipment (excluding computers, telephone systems, and other communication equipment) installed by the Lessor and as identified by the Government. The cost of the maintenance will be negotiated as an increase in base rent by adjusting the base operating expense and service and utility rate per square foot, either before or after award of the lease, once the scope of work has been identified. An adjustment to the option term base operating expenses and service and utility rate per square foot shall also be negotiated.

7.2 NORMAL HOURS

Services, utilities, and maintenance shall be provided daily, extending 7:00 a.m. to 6:00 p.m. Mondays through Fridays and 8:00 a.m. to 4:00 p.m. on Saturdays.

7.4 UTILITIES

The Lessor shall ensure that utilities necessary for operation are provided and that all associated costs are included as a part of the established rental rate.

7.5 BUILDING OPERATING PLAN

If the cost of utilities is not included as part of the rental consideration, the Offeror shall submit a building operating plan with the offer. Such plan shall include a schedule of startup and shutdown times for operation of each building system, such as lighting, HVAC, and plumbing which is necessary for the operation of the building. Such plan shall be in operation on the effective date of the lease. A reputable building management company must handle day to day operations of the building.

The Offeror shall have a building operator shall be ISO 14001, an Environmental Management System certified and submit a plan for building operations. The plan should address: purchase and use of green cleaning products; environmental protections and schedules for future repairs, cyclical maintenance and construction in occupied spaces. After building occupancy the Offeror shall conduct all repairs, construction and maintenance using environmentally preferred, low VOC, non-irritating chemicals. Painting shall occur after working hours, with adequate ventilation provided and time for air out of the tenant spaces.

7.6 JANITORIAL SERVICES (SEP 2000)

B. SELECTION OF CLEANING PRODUCTS:
The Lessor shall make careful selection of janitorial cleaning products and equipment to:

1. use products that are packaged ecologically;

2. use products and equipment considered environmentally beneficial and/or recycled products that are phosphate-free, non-corrosive, non-flammable, and fully biodegradable; and

3. minimize the use of harsh chemicals and the release of irritating fumes.

4. The Offeror shall be required to use cleaning products considered environmentally preferable by the Government in the fulfillment of regular housekeeping duties and requirements. Acceptable products are those which meet the most current edition of the Green Seal GS-37 Standard for General Purpose, Bathroom and Glass Cleaners Used for Industrial and Institutional Purposes, the Green Seal GS-34 Standard for Cleaning/Degreasing Agents, or the City of Santa Monica, California, Custodial Products Bid Specifications. Vendors with products currently meeting at least one of these standards include: The Clean Environment, Rochester Midland, Church and Dwight, Orison or equivalent.

C. SELECTION OF PAPER PRODUCTS:
The Lessor shall select paper and paper products (i.e., bathroom tissue and paper towels) with recycled content conforming to EPA's CPG.

7.12 MAINTENANCE AND TESTING OF SYSTEMS (SEP 2000)

A. The Lessor is responsible for the total maintenance and repair of the leased premises. Such maintenance and repairs include site and private access roads. All equipment and systems shall be maintained to provide reliable, energy-efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Maintenance, testing, and inspection of appropriate equipment and systems shall be done in accordance with applicable codes, and inspection certificates shall be displayed as appropriate. Copies of all records in this regard shall be forwarded to the GSA Field Office Manager or a designated representative.

B. Without any additional charge, the Government reserves the right to require documentation of proper operations or testing prior to occupancy of such systems as fire alarm, sprinkler, emergency generator, etc. to ensure proper operation. These tests shall be witnessed by a designated representative of the Contracting Officer.

8.0 SAFETY AND ENVIRONMENTAL MANAGEMENT

8.6 ASBESTOS (SEP 2000)

The leased space shall be free of all asbestos-containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to EPA guidance shall be implemented by the Lessor.

8.7 INDOOR AIR QUALITY (SEP 2000)

A. The Lessor shall control contaminants at the source and/or operate the space in such a manner that the GSA indicator levels for carbon monoxide (CO), carbon dioxide (CO_2), and formaldehyde (HCHO) are not exceeded. The indicator levels for office areas shall be: CO - 9 ppm time-weighted average (TWA - 8-hour sample); CO_2 - 1,000 ppm (TWA); HCHO - 0.1 ppm (TWA). Lessor shall provide demand control ventilation integrated with the facility automation system, complete with CO2 sensors in return air paths in areas of high occupancy (such as large conference rooms) and in the most remote ventilation zones, to regulate outside air ventilation such that, in office facilities, occupied space CO2 is maintained to no more than 530 ppm above outside air conditions. The Offeror shall provide CO and pressure differential monitoring tied to alarm the BAS for all spaces adjacent (above, below or to the side of) to automobile, truck or other source of combustion byproducts idling or parking spaces.

B. The Lessor shall make a reasonable attempt to apply insecticides, paints, glues, adhesives, and HVAC system cleaning compounds with highly volatile or irritating organic compounds, outside of working hours. The Lessor shall provide at least 72 hours advance notice to the Government before applying noxious chemicals in occupied spaces and shall adequately ventilate those spaces during and after application.

C. The Lessor shall promptly investigate indoor air quality (IAQ) complaints and shall implement the necessary controls to address the complaint. All investigations that detect levels of contaminants above OSHA parameters will be reported to the Contracting Officer immediately.

D. The Government reserves the right to conduct independent IAQ assessments and detailed studies in space that it occupies, as well as in space serving the Government-demised area (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The

Lessor shall assist the Government in its assessments and detailed studies by 1) making available information on building operations and Lessor activities; 2) providing access to space for assessment and testing, if required; and 3) implementing corrective measures required by the Contracting Officer.

E. The Lessor shall provide to the Government material safety data sheets (MSDS) upon request for the following products prior to their use during the term of the lease: adhesives, caulking, sealants, insulating materials, fireproofing or firestopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, janitorial cleaning products, pesticides, rodenticides, and herbicides. The Government reserves the right to review such products used by the Lessor within 1) the Government-demised area; 2) common building areas; 3) ventilation systems and zones serving the leased space; and 4) the area above suspended ceilings and engineering space in the same ventilation zone as the leased space.

8.8 RADON IN AIR (SEP 2000)

A. The radon concentration in the air of space leased to the Government shall be less than EPA's action concentration for homes of 4 picoCuries per liter (pCi/L), herein called "EPA's action concentration."

B. INITIAL TESTING:

1. The Lessor shall 1) test for radon that portion of space planned for occupancy by the Government in ground contact or closest to the ground up to and including the second floor above grade (space on the third or higher floor above grade need not be measured); 2) report the results to the Contracting Officer upon award; and 3) promptly carry out a corrective action program for any radon concentration which equals or exceeds the EPA action level.

2. *Testing sequence*. The Lessor shall measure radon by the standard test in subparagraph D.1, completing the test not later than 150 days after award, unless the Contracting Officer decides that there is not enough time to complete the test before Government occupancy, in which case the Lessor shall perform the short test in subparagraph D.2.

3. If the space offered for lease to the Government is in a building under construction or proposed for construction, the Lessor shall, if possible, perform the standard test during buildout before Government occupancy of the space. If the Contracting Officer decides that it is not possible to complete the standard test before occupancy, the Lessor shall complete the short test before occupancy and the standard test not later than 150 days after occupancy.

C. CORRECTIVE ACTION PROGRAM:

1. *Program Initiation and Procedures*.

a. If either the Government or the Lessor detect radon at or above the EPA action level at any time before Government occupancy, the Lessor shall carry out a corrective action program which reduces the concentration to below the EPA action level before Government occupancy.

b. If either the Government or the Lessor detect a radon concentration at or above the EPA action level at any time after Government occupancy, the Lessor shall promptly carry out a corrective action program which reduces the concentration to below the EPA action level.

c. If either the Government or the Lessor detect a radon concentration at or above the EPA residential occupancy concentration of 200 pCi/L at any time after Government occupancy, the Lessor shall promptly restrict the use of the affected area and shall provide comparable temporary space for the tenants, as agreed to by the Government, until the Lessor carries out a prompt corrective action program which reduces the concentration to below the EPA action level and certifies the space for reoccupancy.

d. The Lessor shall provide the Government with prior written notice of any proposed corrective action or tenant relocation. The Lessor shall promptly revise the corrective action program upon any change in building condition or operation which would affect the program or increase the radon concentration to or above the EPA action level.

2. The Lessor shall perform the standard test in subparagraph D.1 to assess the effectiveness of a corrective action program. The Lessor may also perform the short test in subparagraph D.2 to determine whether the space may be occupied but shall begin the standard test concurrently with the short test.

3. All measures to accommodate delay of occupancy, corrective action, tenant relocation, tenant reoccupancy, or follow-up measurement, shall be provided by the Lessor at no additional cost to the Government.

4. If the Lessor fails to exercise due diligence, or is otherwise unable to reduce the radon concentration promptly to below the EPA action level, the Government may implement a corrective action program and deduct its costs from the rent.

D. TESTING PROCEDURES:

1. *Standard Test*. Place alpha track detectors or electret ion chambers throughout the required area for 91 or more days so that each covers no more than 2,000 ANSI/BOMA Office Area square feet. Use only devices listed in the EPA Radon Measurement Proficiency Program (RMP) application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data (sample location, device type, duration, radon measurements, laboratory proficiency certification number, and the signature of a responsible laboratory official) within 30 days after the measurement.

2. *Short Test*. Place alpha track detectors for at least 14 days, or electret ion chambers or charcoal canisters for 2 days to 3 days, throughout the required area so that each covers no more than 2,000 ANSI/BOMA Office Area square feet, starting not later than 7 days after award. Use only devices listed in the EPA RMP application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data within 30 days after the measurement. In addition, complete the standard test not later than 150 days after Government occupancy.

8.9 RADON IN WATER (SEP 2000)

A. The Lessor shall demonstrate that water provided in the leased space is in compliance with EPA requirements and shall submit certification to the Contracting Officer prior to the Government occupying the space.

B. If the EPA action level is reached or exceeded, the Lessor shall institute appropriate abatement methods which reduce the radon levels to below this action level.

8.10 HAZARDOUS MATERIALS (OCT 1996)

The leased space shall be free of hazardous materials according to applicable federal, state, and local environmental regulations.

8.11 RECYCLING (SEP 2000)

Where state and/or local law, code, or ordinance require recycling programs for the space to be provided pursuant to this SFO, the successful Offeror shall comply with such state and/or local law, code, or ordinance in accordance with GSA Form 3517, General Clauses, 552.270-8, *Compliance with Applicable Law*. In all other cases, the successful Offeror shall establish a recycling program in the leased space where local markets for recovered materials exist. The Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the building and in the leased space.

8.13 LEAD IN DRINKING WATER

Testing for lead in drinking waters shall be done in accordance with the provisions of the Safe Water Act Amendments of 1986. The drinking water from drinking fountains within the facility shall be tested in accordance with EPA guidelines to assure that the levels of lead and copper do not exceed the permissible levels established by EPA. The protocol for sampling and testing are provided in EPA publication: Lead in Drinking Water, EPA 570/9-89-001, January 1989, and guidelines provide in EPA CD-Rom entitled: SHEMD Disk#1, Release 6, September 1997 should be followed in conducting testing. The Offeror prior to occupancy should conduct the testing and thereafter annually utilizing qualified personnel for sampling and a SDWA certified laboratory to perform the testing and evaluation.

8.14 LEAD IN PAINT

Paint containing more than 0.06% lead shall not be used on this project.

8.15 RECYCLING

The Offeror shall provide the tenant "internal recycling" services as part of their offer in accordance with the requirements stated herein. "Internal" recycling is the collection of recyclable waste materials as part of the normal ongoing building operations of collecting wet trash and is to include the additional materials:

1. High-grade paper (Bond paper, computer paper, color paper, bulk mail, etc.)
2. Low-grade paper (newsprint, ground wood paper, etc.)
3. Corrugated cardboard
4. Glass (all kinds)
5. Aluminum and metal
6. Plastic (Numbers 1 & 2 only)

The Offeror shall include as part of janitorial services, the removal of recyclable materials from Government tenant space at least twice per week during non-working hours, and should be able to accommodate special collection requests as needed. This will include the removal of paper products, cardboard and glass, plastic and aluminum beverage containers from locations throughout the government leased space. The Offeror shall provide adequate space in the loading dock area for collection of recyclables until such time that the recycling collection company picks it up. The recycling collection company and the collection room within the building shall meet all applicable state and local codes, registrations and permits for proper collection and dispensation of recycled materials The Offeror shall track the amount of materials recycled (by weight) and report those numbers to GSA on a quarterly basis (See attachment 2). If EPA is the sole participant of the recycling program, proceeds from the sale of recyclable materials generated shall be reimbursed to GSA. If multiple tenants participate in the recycling program, the proceeds from the sale of recyclable materials shall be divided/allocated among the participating tenants based on a leased space and EPA shall receive its equitable share. GSA will have the on-going right to audit the Offeror's recycling process or purchases. The Offeror shall submit records of bidding for all recyclable content products to EPA Building Manager for their review with information listing each bid's percentage of Pre and Post consumer recycled content; reason for selection if non-compliant with RCRA 6002 and RMAN."

9.0 SPECIAL REQUIREMENTS

9.1 SPECIAL REQUIREMENTS: GREEN REPORT

Green Report: The Offeror, his design team, and contractor and sub-contractors shall provide all necessary documentation to GSA and EPA in the development of a "Green Report" for the leased facility, documenting the sustainable features and benefits of the building, during its planning, design, construction and future operation.

The "Green Report" will include discussion of:

1. The design approach used by the architects and engineers regarding all sustainable features of the building shell, mechanical and electrical systems, and site design (e.g., low impact development, natural landscaping, water conservation, solar applications and environmentally preferable products.)
2. Energy efficiencies obtained because of the design approach, including energy use calculations and projections,
3. Extent of all recycled materials in the design, including materials noted in the Comprehensive Procurement Guidelines, used in the project providing the quantity of recycled content, manufacturers, and price differentials, if any,
4. Indoor air quality features, documenting standards met as set forth in Appendix B.1.2.3 of the EPA Facilities Manual,
5. Construction approaches and activities that reflect resource conservation, including construction recycling documenting approach, quantities recycled and impacts to cost and landfill, if any, and
6. Innovative energy systems or building operation and management that conserve resources and prevent pollution.

The Offeror is not required to write the "Green Report," but is required to provide GSA and EPA access and information from its design, construction and facility management team and provide fact sheets on the sustainable features of the project at the end of

each phase of the work (Concept Planning, Design Development, Construction, and Initial Occupancy.)

9.2 SPECIAL REQUIREMENTS: CONSTRUCTION PHOTOGRAPHS

Provide monthly construction photographs to GSA. At a minimum the photographs shall include at least two pictures that provide an overall view of the site, with the progress of the site and building construction. Provide 4-8x10, high quality color prints and electronic files of each view. GSA and EPA will retain the rights to use the photographs in their displays, publications, etc.

9.3 SPECIAL REQUIREMENTS: BUILDING MATERIAL EMISSION LEVEL REQUIREMENTS

The Offeror shall not exceed the following Volatile Organic Compound content standards. If other standards stated in the SFO conflict, the stricter shall apply.

Substance	Max. g/L	Substance	Max. g/L
Acoustic Panel Ceiling Finish	50	High Performance Water-Based Acrylic Coatings	250
Carpet Adhesive	50	Liquid Membrane-Forming Curing & Sealing Compound	350
Carpet Seam Sealer	50	Pigmented Sealers	250
Casework and Mill work Adhesives	20	Plastic Laminate Adhesive	20
Casework Sealant	50	Polychromatic Interior Finish Coatings	150
Cast Resin Countertop Silicone Sealant	20	Portland Cement Plaster	20
Catalyzed Epoxy Coatings	250	Resilient Tile Flooring Adhesive	100
Flooring Adhesives for Non-Chlorine Based Flooring	100	Solvent-Based Exterior Paint	250
Form Release Agents	250	Terrazzo Sealer	250
Garage Deck Sealer	300	Transparent Wood Finish Systems	250
Gypsum Drywall Joint Compound	20	Water Based Joint Sealants	50
High Performance Silicone	250	Water-Based Interior Paint	0

9.4 SPECIAL REQUIREMENTS: SUBMISSION REQUIREMENTS

The Offer will be required to submit the following with his initial bid/proposal:

1. Completed US Green Building Council LEED Scorecard with short narrative for meeting each point.
2. Identify a USGBC LEED Accredited Professional and submit resume.
3. Commissioning Plan Outline
4. Construction Period Recycling Program
5. Construction Period IAQ Plan including Phased Occupancy Plan
6. Operations and Maintenance Plan. At a minimum, include within the specifications for green cleaning products the following items: floor wax, window, floor, toilet, tile and carpet cleaners.
7. Mechanical System Operating Plan. At a minimum the plan shall include: intake and exhaust stack locations; primary and secondary/auxiliary equipment with their distribution; terminal units; integrated filtration (at outside air intake, remix boxes with alarms for static pressure drops) and airflow monitoring and control/commissioning plan; and operational maintenance plan/guide.
8. Operations Recycling Plan
9. Energy Star Status or a Maximum Energy Use Commitment Statement
10. Energy Budget/EnergyPlus Model for new building with assumptions
11. Water conservation plan.

The Offeror will be required to submit during design development:

1. Fund and submit registration forms to the U.S. Green Building Council for LEED certification at the silver level or above. LEED Accredited Professional shall start LEED documentation process.
2. At 100% Construction Drawing Submission, provide Final Commissioning Plan, Construction IAQ Plan, and Construction Waste Management Plan.
3. Ventilation system design calculations that achieve air change effectiveness of E=.9 or better.

The Offeror will be required to submit during construction:

1. All contractor interior finish submittals with their MSDS for VOC contents, including carpet, paints, adhesives, caulks, etc.
2. Submit monthly renovation recycling and disposal report.
3. Documentation (invoices and certificates) from lumber or doors manufacturer sources that products are certified.
4. All Commissioning Agents Reports and backup documentation as developed throughout the commissioning periods.
5. Documentation as requested by EPA for development of a Green Report including access and information on its design, construction and operations.
6. Two sets of monthly construction photographs.

The Offeror will be required to submit at construction completion:

1. Final documentation for LEED Certification as required by the SFO.
2. Final renovation recycling and disposal report.
3. Final Building Operations Plan
4. Prior to occupancy conduct the testing for lead in drinking water provide certification from SDWA certified laboratory.

The Offeror will be required to submit after occupancy:

1. Fund and submit documentation to EPA Energy Star Program for certification within 14 months of reaching 95% occupancy.

2. Read only access into a computer-based graphical user interface with a report estimating peak KWHR demand and estimated BTU use for previous day.
3. Quarterly energy utilization reports of building or EPA portion of building. Reports shall include quarterly energy bills, estimates of EPA energy and BTU use, and its share of common area energy use if in a multi-tenant building.
4. Track recycling by weight and provide quarterly reports to the Government.
5. Proceeds from sale of recycling for EPA share of facility.
6. Records of bidding for all recyclable content products listing each bid percentage of pre and post consumer recycled content, and reason for selection if non-compliant with RCRA 6002 and RMAN.

9.5 SPECIAL REQUIREMENTS: EPA LEED™ PREFERENCES

The table on the following page summarizes the credits for which the EPA has a preference as well as those for which the EPA has an interest (but may be less practical or cost effective to implement).

Sustainable Sites

Credit #	Points	Credit	LEED Requirement	Preference	Interest
SS-P-1	0	Erosion and Sedimentation Control	■		
SS-C-1	1	Site Selection		■	
SS-C-2	1	Urban Redevelopment			□
SS-C-3	1	Brownfield Redevelopment			□
SS-C-4.1	1	Alternative Transportation, Public Transportation Access		■	
SS-C-4.2	1	Alternative Transportation, Bicycle Friendly			□
SS-C-4.3	1	Alternative Transportation, Alternative Fuel Refueling Stations			
SS-C-4.4	1	Alternative Transportation, Parking Reductions			
SS-C-5.1	1	Reduced Site Disturbance, Protect and Restore Open Space			
SS-C-5.2	1	Reduced Site Disturbance, Maximize Open Space			
SS-C-6.1	1	Stormwater Management, Flow Reduction			□
SS-C-6.2	1	Stormwater Management, Flow Treatment			□
SS-C-7.1	1	Landscape & Exterior Design to Reduce Heat Loads, Non-Roof Surfaces		■	
SS-C-7.2	1	Landscape & Exterior Design to Reduce Heat Loads, Roof Surfaces		■	
SS-C-8	1	Light Pollution Reduction		■	
Total	**14**			**5**	**5**

Water Efficiency

Credit #	Points	Credit			
WE-C-1.1	1	Water Efficient Landscaping, 50% Reduction		■	
WE-C-1.2	1	Water Efficient Landscaping, Potable Free System			
WE-C-2	1	Innovative Wastewater Technologies			
WE-C-3.1	1	Water Use Reduction, 20% Reduction			□
WE-C-3.2	1	Water Use Reduciton, 30% Reduction			
Total	**5**			**1**	**1**

Energy & Atmosphere

Credit #	Points	Credit			
EA-P-1	0	Fundamental Building Systems Commissioning	■		
EA-P-2	0	Minimum Energy Performance	■		
EA-P-3	0	CFC Reduction in HVAC&R Equipment	■		
EA-C-1.1	2	Otimize Energy Performance, 20%(10%) Reduction		■	
EA-C-1.2	2	Otimize Energy Performance, 30%(20%) Reduction			□
EA-C-1.3	2	Otimize Energy Performance, 40%(30%) Reduction			
EA-C-1.4	2	Otimize Energy Performance, 50%(40%) Reduction			
EA-C-1.5	2	Otimize Energy Performance, 60%(50%) Reduction			
EA-C-2.1	1	Renewable Energy, 5% Contribution		■	
EA-C-2.2	1	Renewable Energy, 10% Contribution			□
EA-C-2.3	1	Renewable Energy, 20% Contribution			
EA-C-3	1	Best Practice Commissioning		■	
EA-C-4	1	Elimination of HCFC's and Halons		■	
EA-C-5	1	Measurement and Verification		■	
EA-C-6	1	Green Power		■	
Total	**17**			**7**	**3**

Materials & Resources

Credit #	Points	Credit	LEED Requirement	Preference	Interest
MR-P-1	0	Storage & Collection of Recyclables	■		
MR-C-1.1	1	Building Reuse, Maintain 75% of Existing Shell			
MR-C-1.2	1	Building Reuse, Maintain 100% of Existing Shell			
MR-C-1.3	1	Building Reuse, Maintain 100% of Shell & 50% of Non-Shell			
MR-C-2.1	1	Construction Waste Management, Salvage / Recycle 50%		■	
MR-C-2.2	1	Construction Waste Management, Salvage / Recycle 75%			
MR-C-3.1	1	Resource Reuse, Specify 5%			□
MR-C-3.2	1	Resource Reuse, Specify 10%			□
MR-C-4.1	1	Recycled Content, Specify 25%			□
MR-C-4.2	1	Recycled Content, Specify 50%			□
MR-C-5.1	1	Local / Regional Materials, 20% Manufactured Locally		■	
MR-C-5.2	1	Local / Regional Materials, 50% Harvested / Extracted / Recovered Locally			
MR-C-6	1	Rapidly Renewable Materials			
MR-C-7	1	Certified Wood		■	
Total	**13**			**3**	**4**

Indoor Environmental Quality

Credit #	Points	Credit			
EQ-P-1	0	Minimum IAQ Performance	■		
EQ-P-2	0	Environmental Tobacco Smoke Control	■		
EQ-C-1	1	Carbon Dioxide Monitoring		■	
EQ-C-2	1	Increase Ventilation Efectiveness		■	
EQ-C-3.1	1	Construction IAQ Management Plan, During Construction		■	
EQ-C-3.2	1	Construction IAQ Management Plan, After Construction		■	
EQ-C-4.1	1	Low-Emitting Materials, Adhesives and Sealants		■	
EQ-C-4.2	1	Low-Emitting Materials, Paints		■	
EQ-C-4.3	1	Low-Emitting Materials, Carpet		■	
EQ-C-4.4	1	Low-Emitting Materials, Composite Wood		■	
EQ-C-5	1	Indoor Chemical and Pollutant Source Control		■	
EQ-C-6.1	1	Controllablity of Systems, Operable Windows			
EQ-C-6.2	1	Controllablity of Systems, Individual Controls		■	
EQ-C-7.1	1	Thermal Comfort, Compliance with ASHRAE 55-1992		■	
EQ-C-7.2	1	Thermal Comfort, Permanent Monitoring System			□
EQ-C-8.1	1	Daylight and Views, Distribution Quality		■	
EQ-C-8.2	1	Daylight and Views, Access to Views		■	
Total	**15**			**13**	**1**

Design Excellence

Credit #	Points	Credit			
DE-C-1.1	1	Innovation in Design			□
DE-C-1.2	1	Innovation in Design			
DE-C-1.3	1	Innovation in Design			
DE-C-1.4	1	Innovation in Design			
DE-C-2	1	LEED Accredited Professional		■	
Total	**5**			**1**	**1**

69	**Grand Total**		**30**	**16**
26-32	Certified			
33-38	Silver			
39-51	Gold			
52+	Platinum			